



TOWN CLERK

Donna M. Girouard
Town Clerk

TOWN OF GRAFTON
GRAFTON MEMORIAL MUNICIPAL CENTER
30 PROVIDENCE ROAD
GRAFTON, MASSACHUSETTS 01519
(508) 839-5335 ext. 195
www.townclerkdept.grafton.ma.us



BF: 53383 Pg: 90
Page: 1 of 3 02/23/2015 09:56 AM WJ

CERTIFICATE OF NO APPEAL

DECISION: GRAFTON ZONING BOARD OF APPEALS
Case # 2014-793- Special Permit

PETITIONER: Town of Grafton
30 Providence Road, Grafton, MA 01519

OWNER: Town of Grafton
30 Providence Road, Grafton, MA 01519


DEED REFERENCE: 1 Grafton Common
Assessor's Map 74, Lot 72
Worcester District Registry of Deeds
Book 1145, Page 441

RECEIVED
FEB 23 2015
ZONING BOARD OF APPEALS

This is to certify that the Decision of the Grafton Zoning Board of Appeals on the petition of the above-named Petitioner, granting to extend a pre-existing, non-conforming structure for the Handicap Accessibility Project was duly recorded in the office of the Town Clerk on June 4, 2014 at 10:44 am.

No Notice of Appeal of the Decision was filed in this office within the twenty days next, the appeal period ending on June 24, 2014.

A true copy, ATTEST:


Donna M. Girouard, Town Clerk
Grafton, MA



**Town of Grafton
Zoning Board of Appeals
30 Providence Road
Grafton, MA. 01519**

508-839-5335 x 1190 - Fax: 508-839-4602

Website: www.grafton-ma.gov

email: koshivosk@grafton-ma.gov

RECEIVED-TOWN CLERK
GRAFTON, MA.

JUN 4 10 44 AM '14

Zoning Board of Appeals

THE COMMONWEALTH OF MASSACHUSETTS

**Town of Grafton
BOARD OF APPEALS
Thursday, May 29, 2014**

Case Number:

2014 / 793

Special Permit

Town of Grafton

of 30 Providence Road requesting that the Zoning Board of Appeals grants **Special Permit**
Decision of the Board of Appeals on the petition of

**TO EXTEND A PRE-EXISTING, NON-CONFORMING STRUCTURE FOR THE HANDICAP
ACCESSABILITY PROJECT.**

At their duly held meeting Thursday, May 29, 2014 the Zoning Board of Appeals took the following action

The following motion was made by Member - Mr. Hanna and seconded by Member - Mr. Robbins

That the Zoning Board of Appeals grant a **Special Permit** to Town of Grafton

at 1 GRAFTON COMMON

**TO GRANT A SPECIAL PERMIT TO THE TOWN OF GRAFTON FOR THE HANDICAP
ACCESSIBILITY PROJECT, AS DEPICTED IN EXHIBIT A, SPECIAL PERMIT IS SUBJECT TO
THE FOLLOWING
CONDITION:**

**C1: THE APPLICANT SHALL PROVIDE A CERTIFIED PLOT PLAN SUPPORTING THE
DIMENSIONS AS STATED IN THE FINDINGS OF THIS DECISION.**

On a roll-call vote:

Chairman: Yes

Member 2: Yes

Vice Chairman: Absent at Hearing

Alternate 1: Present at Hearing

Clerk: Yes

Alternate 2: Yes

Member 1: Yes

Motion Granted

FINDINGS:

F1. The structure was built in 1880.

F2. The parcel was purchased in 1880.

F3. The parcel is located in the Neighborhood Business (NB) zoning district.

A complete file of this case (Case # 2014 / 793 is on file with the Town Clerk.)

- F4. The Neighborhood Business () zoning district requires a 40' front yard set back.
F5. The Neighborhood Business (NB) zoning district requires a 15' side yard set back.
F6. The Neighborhood Business (NB) zoning district requires 15' back yard set back.
F7. The Neighborhood Business (NB) zoning district requires 100' of frontage.
F8. The Neighborhood Business (NB) zoning district requires 20,000 sq. foot lot.
F9. The structure is 0' off the side lot line, Worcester Street side.
F10. The structure is located -0.5' off the front lot line.

F11. The structure is located 1.3' off the rear lot line.

F12. The structure is located on 11,261 sq. foot lot.

F13. The parcel has 90.51' of frontage on the Common.

Based on findings F1-F13, the building is a pre-existing, non-conforming structure.

F14. The current use of the building is a multi-use business and the proposed use is also multi-use business.

F15. There is no change in the usable space.

F16. The project will update the blighted back of the building which faces Boulevard Avenue.

F17. The project will bring the building into ADA compliance.

F18. The project will provide life safety enhancements to the building.

Based on findings F14 to F18 the proposed addition is not more detrimental to the neighborhood.

This decision is final except that any person who may be aggrieved by this decision has the right to appeal to the Superior Court in accordance with the provisions G.L. c. 40A.

William McCusker, Chairman

Robert Nault, Vice Chairman

Peter Adams, Clerk

Elias Hanna, Member 1

Michael Robbins, Member 2

William Yeomans, Alternate 1

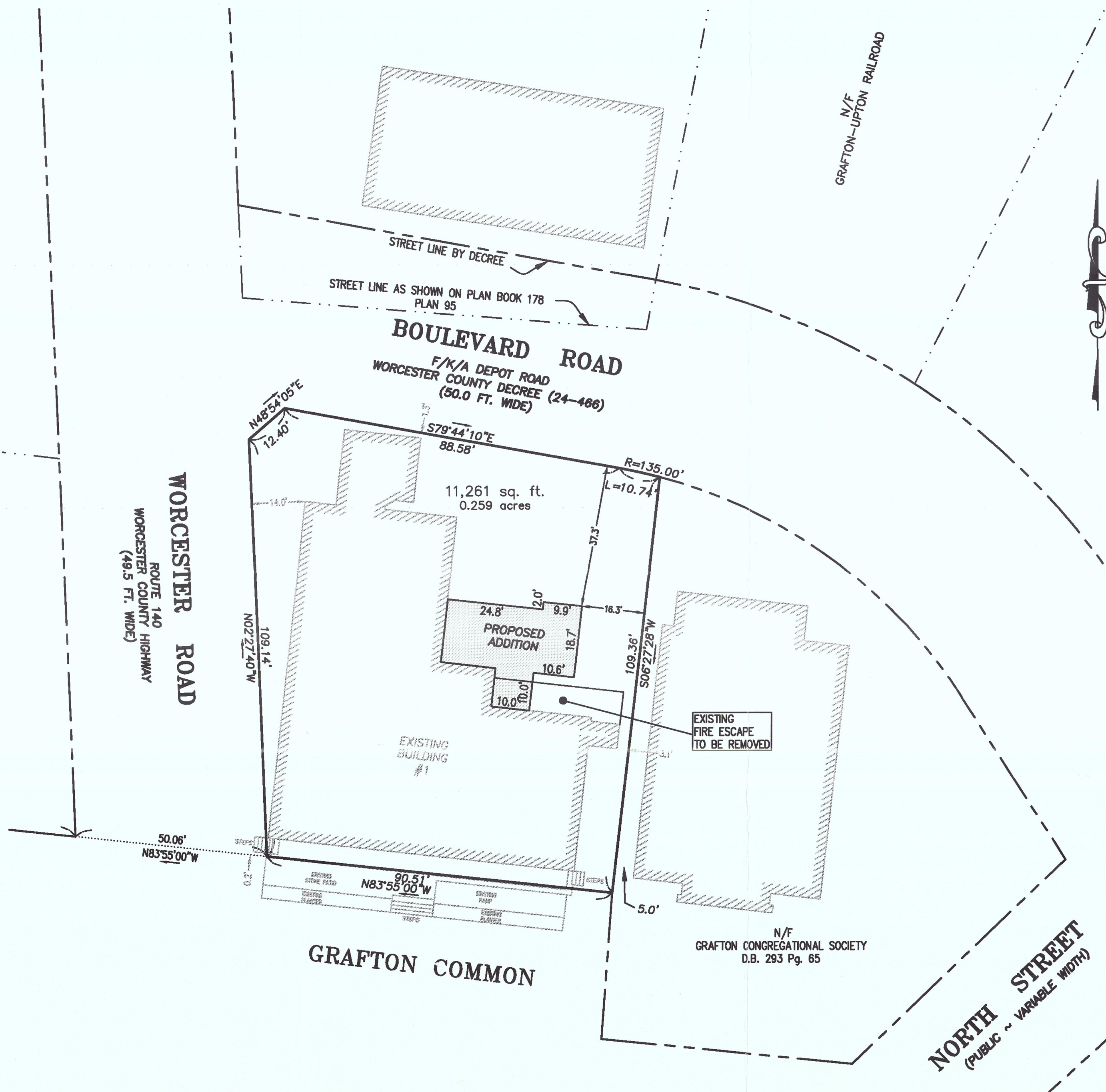
Kay Reed, Alternate 2

A true copy,

Attest:



Donna M. Girouard, Town Clerk
Grafton, MA



NOTES:

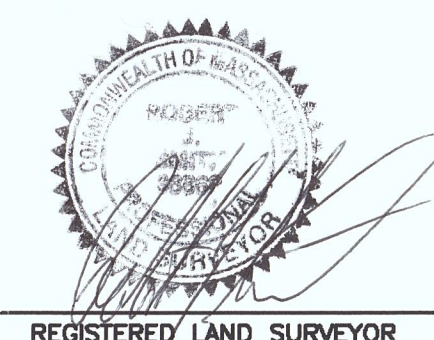
* THIS PLAN WAS PREPARED WITHOUT THE BENEFIT OF A TITLE REPORT AND IS SUBJECT TO ANY FINDINGS SUCH A REPORT MIGHT DISCLOSE.

REFERENCES:

DEED BOOK 19275 PAGE 45
PLAN BOOK 178 PLAN 95
PLAN BOOK 232 PLAN 111
PLAN BOOK 593 PLAN 9
PLAN BY DENTER NEWTON DATED APRIL, 1883 (NOT OF RECORD)
PLAN BY J.B. HARTWELL DATED MAY 1, 1868 (NOT OF RECORD)

ASSESSORS REFERENCE: 0740-0000-00720

ALL ABOVE DEEDS AND PLANS ARE RECORDED WITH THE WORCESTER DISTRICT REGISTRY OF DEEDS.



B&R SURVEY, INC.

RECEIVED

AUG 13 2014

ZONING BOARD OF APPEALS

100 GROVE STREET
WORCESTER, MA 01605
TEL 508-756-8579
FAX 508-421-4797

INSTRUMENT SURVEY PLAN

PROPERTY OWNED BY:
THE TOWN OF GRAFTON

1 GRAFTON COMMON
GRAFTON, MASSACHUSETTS

SCALE: 1"=20'

DATE: AUGUST 7, 2014

FIELD: RJS

CALC: RPB

CHECK: RJS

SHEET 1 OF 1

JOB #09-226